

AGENDA
ZONING REVIEW BOARD
March 9, 2006
6:00 P.M., CITY HALL, COMMITTEE ROOM 2, SECOND FLOOR
MARKED AGENDA

NEW CASES:

Z-05-110-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **1812 Woodland Hills Avenue, N.W.**, fronting approximately 55.5 feet on the north side of Woodland Hills Avenue, beginning approximately 63.2 feet on the north side of Harper Street.

Depth: varies. Area: approximately .99 acres.

Land Lot 186, 17th District, Fulton County, Georgia.

NPU-D **APPROVAL** COUNCIL DISTRICT 9

STAFF RECOMMENDATION (amended): 60 DAY DEFERRAL-MAY 2006

ZRB RECOMMENDATION: 60 DAY DEFERRAL-MAY 2006

Z-06-01-An Ordinance by Councilmember Felicia A. Moore to amend Ordinance 04-O-1411 adopted by City Council December 06, 2004 and approved by the Action of Law on December 10, 2004 regarding Zoning Conditions for the property located at **1724-1760 Carroll Street, N.W.** for the purpose of a Change of Conditions.

NPU-D COUNCIL DISTRICT 9

NPU- APPROVAL-CONDITIONAL

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-06-04-An Ordinance to rezone from the O-I (Office-Institutional) District to the PD-MU (Planned Development-Mixed Use) District, property located at **3276 Northside Parkway, N.W.** Property fronts approximately 127 feet on the west side of Northside Parkway beginning 900 feet from the southwest corner of Howell Mill Road. Depth: varies. Area: approximately 2.37 acres. Land Lot 182, 17th District, Fulton County, Georgia.

OWNER: BORGHESE VILLAS, LLC

APPLICANT: BORGHESE VILLAS, LLC C/O OF RONUS PROPERTIES

NPU-C **DENIAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: FILE

Z-06-05-An Ordinance to rezone from the RG-4-C –HBS (Residential General-Sector 4-Historic Building/Site-Conditional) and RG-4-C (Residential General-Sector 4-Conditional) Districts to the RG-4-C (Residential General-Sector 4-Conditional) District, property located at **2494 and 2510 Peachtree Road (a.k.a 2500 Peachtree Road) N.E.** Property fronts approximately 387.76 feet on the west side of Peachtree Road, beginning 400 feet from the southwest corner of Muscogee Avenue and Peachtree Road. Depth: varies. Area: approximately 3.086 acres. Land Lot 112. 17th District, Fulton County, Georgia.

OWNER: 2500 PEACHTREE CONDOMINIUM ASSOCIATION, INC.

APPLICANT: 2500 PEACHTREE CONDOMINIUM ASSOCIATION, INC.

NPU-B **DENIAL** COUNCIL DISTRICT 8

STAFF RECOMMENDATION: DENIAL

ZRB RECOMMENDATION: DENIAL

Z-05-131-An Ordinance to rezone from the R4-A (Single-family Residential) District to the MR-3 (Multi-family Residential) District, property located at **18-48 Montgomery Street, S.E. ,54 Montgomery Street, S.E., 19-53 Hutchinson Street, S.E..** Property fronting approximately 400 feet on the west side of Montgomery Street and approximately 350 feet on the east side of Hutchinson Drive. Land Lot 208, 15th District, Dekalb County, Georgia.

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE TO MR3

Z-05-131-A-An Ordinance to rezone from the R5 (Two-family Residential) District to the RG-3 (Residential General Sector 3) District, property located at **1412, 1416, 1418 and 1420 Hardee Street, S.E., 84 and 86 Hutchinson Street, S.E., 90-124 Hutchinson Street, S.E., 125 Hutchinson Street, S.E., 128-178 Hutchinson Street, S.E.** Property fronts approximately 953 feet on the west side of Hutchinson Street and approximately 170 feet on the north side of Hardee Street. Land Lot 209, 15th District, Dekalb County, Georgia.

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE TO RG-3

Z-05-131-B-An Ordinance to rezone from the R5 (Two-family Residential) District to the MR-3 (Multi-family Residential)) District, property located at **90-106 Mayson Avenue, S.E.** Property fronts approximately 152 feet on the west side of Mayson Avenue. Land Lots 209 and 210, 15th District, Dekalb County, Georgia.

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE TO MR3

Z-05-131-C-An Ordinance to rezone from the R5 (Two-family Residential) District to the MR-3 (Multi-family Residential) District, property located at **126, 130 and 134 Mayson Avenue, N.E. and 1469-1483 Chipley Street, N.E.** Property fronts approximately 120 feet on the west side of Mayson Avenue and approximately 156 feet on the south side of Chipley Street. Land Lot 210, 15th District, Dekalb County, Georgia.

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE TO MR3

Z-05-131-D-An Ordinance to rezone from the R5 (Two-family Residential) District to the MR-3 (Multi-family Residential) District, property located at **144 and 148 Mayson Avenue, N.E. and 1474-1484 Chipley Street, N.E.** Property fronts approximately 120 feet on the west side of Mayson Avenue and approximately 220 feet on the north side of Chipley Street. Land Lot 210, 15th District, Dekalb County, Georgia.

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE TO MR3

Z-05-131-E-An Ordinance to rezone from the R5 (Two-family Residential) District to MR-3 (Multi-family Residential) District, property located at **153 and 157 Lowery Street, N.E., 161 and 165 Lowry Street, N.E., 169 and 175 Lowry Street, N.E. and 179, 183 and 187 Lowry Street, N.E.** Property fronts approximately 365 feet on the east side of Lowry Street. Land Lot 209, 15th District, Dekalb County, Georgia.

NPU-O **APPROVAL** COUNCIL DISTRICT 5

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL OF SUBSTITUTE ORDINANCE TO MR3

DEFERRED CASES:

Z-05-123 - An Ordinance to amend ordinance 96-O-0177 that rezoned from R-3 (Single-family Residential) District to PD-H (Planned Development-Housing) District, property located at **4378 Wieuca Road, N.E.** for purposes of a site plan amendment, for lots subsequently created as a result of the rezoning and to specifically allow an amendment for Lot 9, now known as **4270 Olde Mille Lane, N.E.** Land Lot 65, 17th District, Fulton County, Georgia.

OWNER: HENRY R. DATELLE

APPLICANT: ROBERT D. MYLACRINE

NPU-B **DENIAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: DENIAL

Z-05-127-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2925 Browns Mill Road S.E.** fronting approximately 190 feet on the west side of Browns Mill Road and approximately 384.80 feet south of the right of way of Springside Drive. Depth: varies. Area: approximately 1.66 acres. Land Lot 61, 14th District, Fulton County, Georgia.

OWNER: MAJESTIC DEVELOPMENTS, LLC

APPLICANT: MAJESTIC DEVELOPMENTS, LLC

NPU-Z **DEFERRAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: APPROVAL CONDITIONAL

ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2006

Z-05-134-An Ordinance to rezone from the R-4 (Single-family Residential) District to the PD-H (Planned Development-Housing) District, property located at **2228 Bicknell Street, S.E.**, fronting approximately 257.5 feet on the southeast side of Bicknell Street, beginning 109 feet from the southeast corner of Bagwell Drive. Depth: varies. Area: approximately 3.5 acres. Land Lot 70, 14th District, Fulton County, Georgia.

OWNER: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.

APPLICANT: PORTFOLIO PROPERTIES CONSTRUCTION CO. LLC.

NPU-Z **DENIAL** COUNCIL DISTRICT 12

STAFF RECOMMENDATION: 60-DAY DEFERRAL-MAY 2006

ZRB RECOMMENDATION: 60-DAY DEFERRAL-MAY 2006

Z-05-109-An Ordinance to rezone from the RG-2 (Residential General-Sector 2) District to the RG-3 (Residential General-Sector 3) District, property located at **3663-3667 Peachtree Road, N.E.**, fronting approximately 161 feet on the south side of Peachtree Road. Depth: varies. Area: approximately 1.5 acres. Land Lot 1, 17th District, Fulton County, Georgia.

OWNER: 3663 PEACHTREE, LLC

APPLICANT: BRUNNING AND STANG CONSTRUCTION MANAGEMENT, INC.

NPU-B **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 7

STAFF RECOMMENDATION: APPROVAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

Z-05-142-An Ordinance to rezone from the I-1 (Light Industrial) District and I-2- C (Heavy Industrial-Conditional) District to the MRC-3 (Mixed Residential Commercial) District, property located at **1184 Hank Aaron Drive, S.W.**, fronting approximately 768 feet on the east side of Hank Aaron Drive and is located at the intersection of Milton Avenue and Hank Aaron Drive. Depth: varies. Area: approximately 6.34 acres. Land Lot 55, 14th District, Fulton County, Georgia.

OWNER: EAST MEDINAH VILLAGE, LLC.

APPLICANT: EAST MEDINAH VILLAGE, LLC.

NPU-V **APPROVAL-CONDITIONAL** COUNCIL DISTRICT 1

STAFF RECOMMENDATION: APPROVAL-CONDITIONAL

ZRB RECOMMENDATION: APPROVAL-CONDITIONAL

END OF AGENDA